



*Town of Walpole
Commonwealth of Massachusetts*

Town Hall
135 School Street
Walpole, Ma. 02081
Phone (508) 660-7309
Fax (508) 660-7323

**Board of Sewer & Water
Commissioners**

William Abbott, Chairman
Glenn Maffei, Clerk
John Hasenjaeger
Patrick Fasanello
John Spillane

TO: John Lee, Chairman
Zoning Board of Appeals

FROM: William Abbott, Chairman
Board of Sewer & Water Commissioners

RE: Cedar Crossing and Cedars Edge
55 Summer Street 40B

DATE: November 5, 2020

The Board of Sewer & Water Commissioners provided previous comments with regard to the above subject that remain outstanding. If this project is to proceed the following items must be addressed and provided to this Board:

- The applicant is required to schedule a meeting with the Board of Sewer & Water Commissioners to discuss and receive their approval of the utility plans for this project. This meeting was requested on April 2, 2020. The applicant has not appeared before the Sewer & Water Commission to discuss the water and sewer utilities. This should be a condition for approval of this project.
- The Board of Sewer & Water Commissioners requires that the water system be looped. The Applicant's proposed internal loop back to Summer Street is unacceptable and not effective. An alternate loop must be provided and accepted by this Board – this requirement is also one mentioned by the Fire Department's comments as well. This should be a condition for approval of this project.
- A Demand and Capacity Hydraulic study of the municipal water and sewer systems in the project area must be funded and performed to identify any issues caused by the project and complete any offsite improvements deemed as necessary. This study has not been done. In the past, projects like this have caused problems that could have been avoided if a proper study was performed. The town

has identified two firms that have intimate understanding of the town's water and sewer systems that could provide this analysis. This should be a condition for approval of this project.

- The Sewer & Water Commissioners are opposed to the waiver request that water and sewer entrance fees be waived. All water and sewer entrance fees must be paid at the time of application for a building permit. This should be a condition for approval of this project. Note: The Infiltration/Inflow fee is \$0.00 – no waiver is required.
- The developer shall apply and receive approval for any and all permits required by the State of Massachusetts. This should be a condition for approval of this project.
- All construction methods and materials shall be in accordance with those specified by the Town of Walpole Engineering, Sewer, Water and Public Works Departments. The Applicants response was “See Revised Plans”. The plans provided are not detailed enough in some areas – hence the need to schedule a meeting with the Board of Sewer & Water Commissioners to address this issue.
- The Board of Sewer & Water Commissioner is concerned with the lack of recharge due to excessive impervious conditions. The Applicant's request of waivers states that the impervious surface for the project amounts to 28% if the project. The amount of impervious surface is important because the project is located in Area 3 of the Water Resource Protection Overlay District, a primary recharge area for the Town's aquifer.

All of the above bulleted items are required prior to the acceptance of this project by this Board of Sewer & Water Commissioners.

cc: Ashley Clark, Community/Economic Development
Planning Board
Conservation Commission
Town Engineer
Town Administrator